006.0	0003	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	940,400 / 940,400
					USE VALUE:	940,400 / 940,400
					ASSESSED:	940,400 / 940,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANNING KEITH W
Owner 2:	
Owner 3:	
Street 1:	16 LAKE STREET
Street 2:	APT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3440 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5662.000	510,000	5,700	424,700	940,400
Total Card	0.130	510,000	5,700	424,700	940,400
Total Parcel	0.130	510,000	5,700	424,700	940,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 273.40 /Parcel: 273.40

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 5540

GIS Ref

GIS Ref

Insp Date 04/09/18

!585!

PREVIOUS ASSESSMENT

Parcel ID 006.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	510,000	5700	5,662.	424,700	940,400		Year end	12/23/2021
2021	104	FV	486,700	5700	5,662.	424,700	917,100		Year End Roll	12/10/2020
2020	104	FV	486,800	5700	5,662.	424,700	917,200	917,200	Year End Roll	12/18/2019
2019	104	FV	373,400	5700	5,662.	451,200	830,300	830,300	Year End Roll	1/3/2019
2018	104	FV	372,900	5100	5,662.	329,100	707,100	707,100	Year End Roll	12/20/2017
2017	104	FV	349,500	5100	5,662.	286,700	641,300	641,300	Year End Roll	1/3/2017
2016	104	FV	349,500	5100	5,662.	244,200	598,800	598,800	Year End	1/4/2016
2015	104	FV	310,800	5100	5,662.	238,900	554,800	554,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:43:02

LAST REV

Date	Time
05/22/18	09:20:02
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 585

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRAIMAN BEATRIC	28185-344		2/17/1998		295,000	No	No	Y	

USER DEFINED

Prior Id # 1:	5540
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/22/2012	787	Siding	25,147					INSTALL VINYL SIDI
10/19/2011	1306	Manual	18,434					INSTALL SOLAR PANE
10/19/2004	854	Manual	2,500					REPAIRING RAILS AN

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2018	MEAS&NOTICE	BS	Barbara S
7/17/2012	Info Fm Prmt	BR	B Rossignol
5/30/2012	Info Fm Prmt	BR	B Rossignol
5/11/2009	Measured	372	PATRIOT
3/29/2000	Inspected	264	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	264	PATRIOT
8/24/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5662		Sq. Ft.	Site		0	80.	0.94	1			Med. Tr	-10					424,700						424,700	

Total AC/HA:	0.12998	Total SF/SM:	5662	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	424,700	Spl Credit		Total:	424,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05919719
Const Adj.:	0.98980200
Adj $ / SQ:	188.711
Other Features:	124541
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	739190
Depreciation:	229149
Depreciated Total:	510041

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	4	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

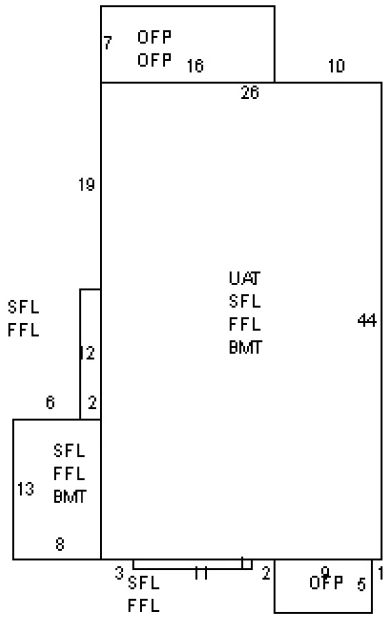
No Unit	RMS	BRS	FL
1	7	2	
1	6	2	
Totals			
2	13	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.71
Special Features:	0	Val/Su Net:	116.73
Final Total:	510000	Val/Su SzAd	198.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,283	188.710	242,116
SFL	Second Floor	1,283	188.710	242,116
BMT	Basement	1,248	82.370	102,801
UAT	Upper Attic	286	75.480	21,589
OFP	Open Porch	269	22.400	6,026
	Net Sketched Area:	4,369	Total:	614,648
Size Ad	2566	Gross Area	5227	FinArea 3440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	10X10	A	AV	2015	6.00	T	5	104			600			600

PARCEL ID

006.0-0003-0018.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700